

Know all Men by these Presents,

58-47

011418

That I, NOEL C. VIGUE, of Winslow, in the County of
Kennebec, State of Maine,

in consideration of one dollar and other valuable considerations,

paid by CLYDE L. WHEELER and ELEANOR S. WHEELER,

whose mailing address is P. O. Box 376, Waterville, ME 04901

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said Clyde L. Wheeler and Eleanor S. Wheeler

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land together with the buildings and improvements erected thereon, and located on Abbott Street, so-called, in the City of Waterville, County of Kennebec, and State of Maine, and bounded and described as follows, to wit:

Being Lot No. 10 as shown on a certain Plan of College Avenue Heights, made by Green & Wilson in 1921, and recorded in Kennebec County Registry of Deeds, in Plan Book 8 at Page 52.

This conveyance is made upon the following express conditions: No building other than a private dwelling house for not over two family occupancy, together with private garage, shall be erected upon said premises, and that no part of any building shall be placed nearer than twenty feet from the line of the street. Provided, however, that steps, windows, porticoes and other projections thereto are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than three thousand dollars. The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets.

Being all and the same premises conveyed by Rose M. Veilleux to Noel Vigue by Warranty Deed dated July 11, 1977 and recorded in Kennebec County Registry of Deeds, Book 2019, Page 311.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Clyde L. Wheeler and Eleanor S. Wheeler, ⁵⁸⁻⁴⁷ as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do ~~warrant~~ with the said Grantees, their heirs and assigns, that lawfully seized in fee of the premises, that they are free of all encumbrances ;
that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Noel C. Vigue,

~~xxxxxx~~

~~husband/wife of the said~~

~~joining in this deed as Grantor and~~ relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 26th day of the month of May, A.D. 19 87.

Signed, Sealed and Delivered

in presence of

Beverly J. Pelletier
Beverly J. Pelletier

Noel C. Vigue
Noel C. Vigue

State of Maine, County of Kennebec **on** May 26, 1987

Then personally appeared the above named Noel C. Vigue

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Beverly J. Pelletier
Beverly J. Pelletier Notary Public
XXXXXXXXXX
Attorney at Law



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